

APPROVED MINUTES
FLATHEAD COUNTY BOARD OF ADJUSTMENT
November 1, 2022

*Notice: These minutes are paraphrased to reflect the proceedings
of the Board of Adjustment meeting, per MCA 2-3-212*

A meeting of the Flathead County Board of Adjustment was called to order at approximately 6:00 p.m. in the 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Suite 200, Kalispell, MT. Board members present were Cal Dyck, Tom Davis, Jim Dyon, Roger Noble and Toby Liechti. Erin Appert and Zachary Moon represented the Flathead County Planning & Zoning Office.

There were approximately 4 members of the public in attendance and 0 members of the public joined via Zoom.

[06:01:27 PM \(00:00:02\)](#)

A. Call to order and roll call

[Citizen Member – Cal Dyck: Present](#)

[Citizen Member – Jim Dyon: Present](#)

[Citizen Member – Roger Noble: Present](#)

[Citizen Member – Tobias Liechti: Present](#)

[Citizen Member – Tom Davis: Present](#)

[06:01:49 PM \(00:00:25\)](#)

B. Approval of the October 4, 2022 meeting minutes

[Citizen Member – Tobias Liechti: Motion](#)

[Citizen Member – Jim Dyon: 2nd](#)

[Citizen Member – Cal Dyck: Approve](#)

[Citizen Member – Jim Dyon: Approve](#)

[Citizen Member – Roger Noble: Abstain](#)

[Citizen Member – Tobias Liechti: Approve](#)

[Citizen Member – Tom Davis: Approve](#)

[06:02:35 PM \(00:01:11\)](#)

C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)

None

[06:02:44 PM \(00:01:19\)](#)

D. Public Hearings:

1. FZV-22-09 A request from Zacharia Guenzler for a variance to Section 3.07.040(3)(A) and to Section 3.07.040(5) of the Flathead County Zoning Regulations (FCZR), to the front yard setback requirements and permitted lot coverage. The subject property is zoned SAG-10 (*Suburban Agricultural*) and is located at 586 Wolf Creek Drive, Bigfork, MT within the Bigfork Zoning District.



[Staff Report](#)



[Application](#)



[Site Plan](#)

Erin Appert reviewed Staff Report FZV-22-09 for the Board.

Applicant: Zacharia Guenzler, 586 Wolf Creek Drive, summarized his request for the Board.

Public Comment:

None

[06:08:55 PM \(00:07:30\)](#)

Motion to adopt Staff Report FZV-22-09 as Findings-of-Fact

[Citizen Member – Roger Noble: Motion](#)

[Citizen Member – Tom Davis: 2nd](#)

[Citizen Member – Cal Dyck: Approve](#)

[Citizen Member – Jim Dyon: Approve](#)

[Citizen Member – Roger Noble: Approve](#)

[Citizen Member – Tobias Liechti: Approve](#)

[Citizen Member – Tom Davis: Approve](#)

[06:09:32 PM \(00:08:08\)](#)

Motion to Approve FZV-22-09

[Citizen Member – Tom Davis: Motion](#)

[Citizen Member – Jim Dyon: 2nd](#)

[Citizen Member – Cal Dyck: Approve](#)

[Citizen Member – Jim Dyon: Approve](#)

[Citizen Member – Roger Noble: Approve](#)

[Citizen Member – Tobias Liechti: Approve](#)

[Citizen Member – Tom Davis: Approve](#)

[06:10:11 PM \(00:08:46\)](#)

2. FCU-22-12 A request from Kevin Knapp for a conditional use permit for a ‘Tavern’ to be located at 46 W Reserve Drive, Suite A, Kalispell, MT. The proposed tavern would operate out of a single unit on a multi-unit commercial lot that is located within the Evergreen Zoning District and is zoned B-2/*Evergreen Enterprise Overlay (General Business/Evergreen Enterprise Overlay)*.



Staff Report



Application



Parking Plan

Zachary Moon reviewed Staff Report FCU-22-12 for the Board.

Applicant: Kevin Knapp, 520 Spring Prairie Road, summarized his proposal for the Board.

Public Comment:

None

[06:18:20 PM \(00:16:56\)](#)

Motion to adopt Staff Report FCU-22-12 as Findings-of Fact

[Citizen Member – Tobias Liechti: Motion](#)

[Citizen Member – Jim Dyon: 2nd](#)

[Citizen Member – Cal Dyck: Approve](#)

[Citizen Member – Jim Dyon: Approve](#)

[Citizen Member – Roger Noble: Approve](#)

[Citizen Member – Tobias Liechti: Approve](#)

[Citizen Member – Tom Davis: Approve](#)

[06:19:03 PM \(00:17:38\)](#)

Motion to add Condition #14

[Citizen Member – Roger Noble: Motion](#)

[Citizen Member – Jim Dyon: 2nd](#)

[Citizen Member – Cal Dyck: Approve](#)

[Citizen Member – Jim Dyon: Approve](#)

[Citizen Member – Roger Noble: Approve](#)

[Citizen Member – Tobias Liechti: Approve](#)

[Citizen Member – Tom Davis: Approve](#)

[06:19:45 PM \(00:18:20\)](#)

Motion to Approve FCU-22-12

[Citizen Member – Roger Noble: Motion](#)

[Citizen Member – Tobias Liechti: 2nd](#)

[Citizen Member – Cal Dyck: Approve](#)

[Citizen Member – Jim Dyon: Approve](#)

[Citizen Member – Roger Noble: Approve](#)

[Citizen Member – Tobias Liechti: Approve](#)

[Citizen Member – Tom Davis: Approve](#)

[06:21:01 PM \(00:19:37\)](#)

E. Old Business

[06:21:15 PM \(00:19:51\)](#)

F. New Business

[06:21:20 PM \(00:19:56\)](#)

G. Adjournment

[Citizen Member – Tobias Liechti: Motion](#)

[Citizen Member – Cal Dyck: 2nd](#)

[Citizen Member – Cal Dyck: Approve](#)

[Citizen Member – Jim Dyon: Approve](#)

[Citizen Member – Roger Noble: Approve](#)

[Citizen Member – Tobias Liechti: Approve](#)

[Citizen Member – Tom Davis: Approve](#)

Approved 12/6/2022